

#4563 ~ Highway Retail

**20 Highway 35
Neptune, NJ 07753**

Commercial/Retail

**Block: 508
Lot: 1**

**Land Size: 0.25 Acre (105 x 125)
Building Size: 3,500 Sq. Ft.**

Tax Information

**Land Assessment: \$ 231,000.
Improvement Assessment: \$ 107,000.
Total Assessment: \$ 338,000.**

**Taxes: \$ 7,335.
Tax Year: 2018
Tax Rate: 1.972/\$100
Equalization Ratio: 94.00%**

Zoning: C-6 ~ Route 33 East Commercial

Remarks: 3,500 Sq. Ft. Building on 0.25 Acre Located at the Corner of Highway 35 and Huntington Avenue in Neptune Township. Building Can Be Easily Divided. Easy Access to Highway 18, 33, 34, I-195 and the Garden State Parkway.

Price: \$ 22./Sq. Ft. NNN ~ Lease

Please call Ray S. Smith/Broker of Stafford Smith Realty at (732) 747-1000 office for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

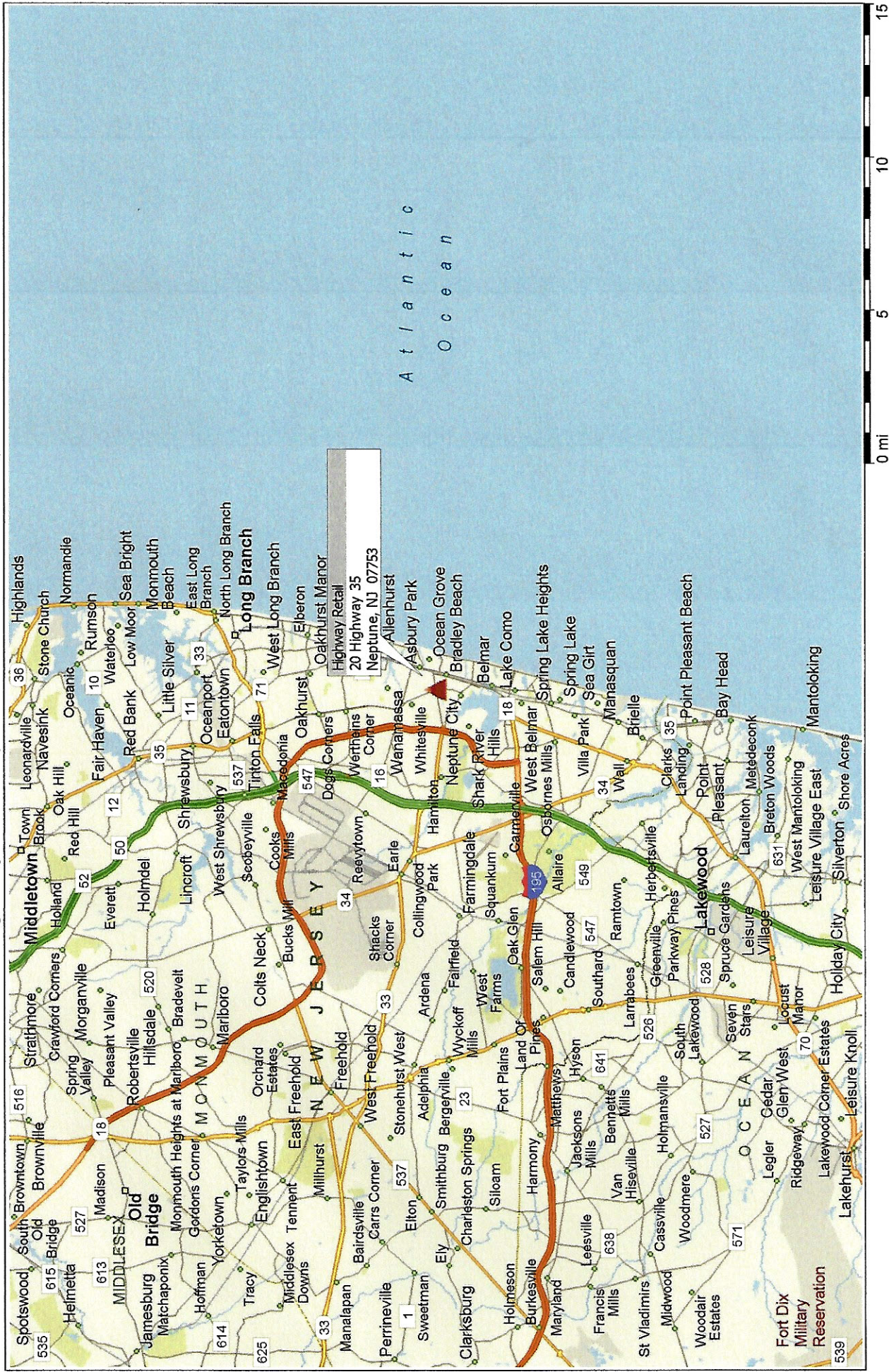
**630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**



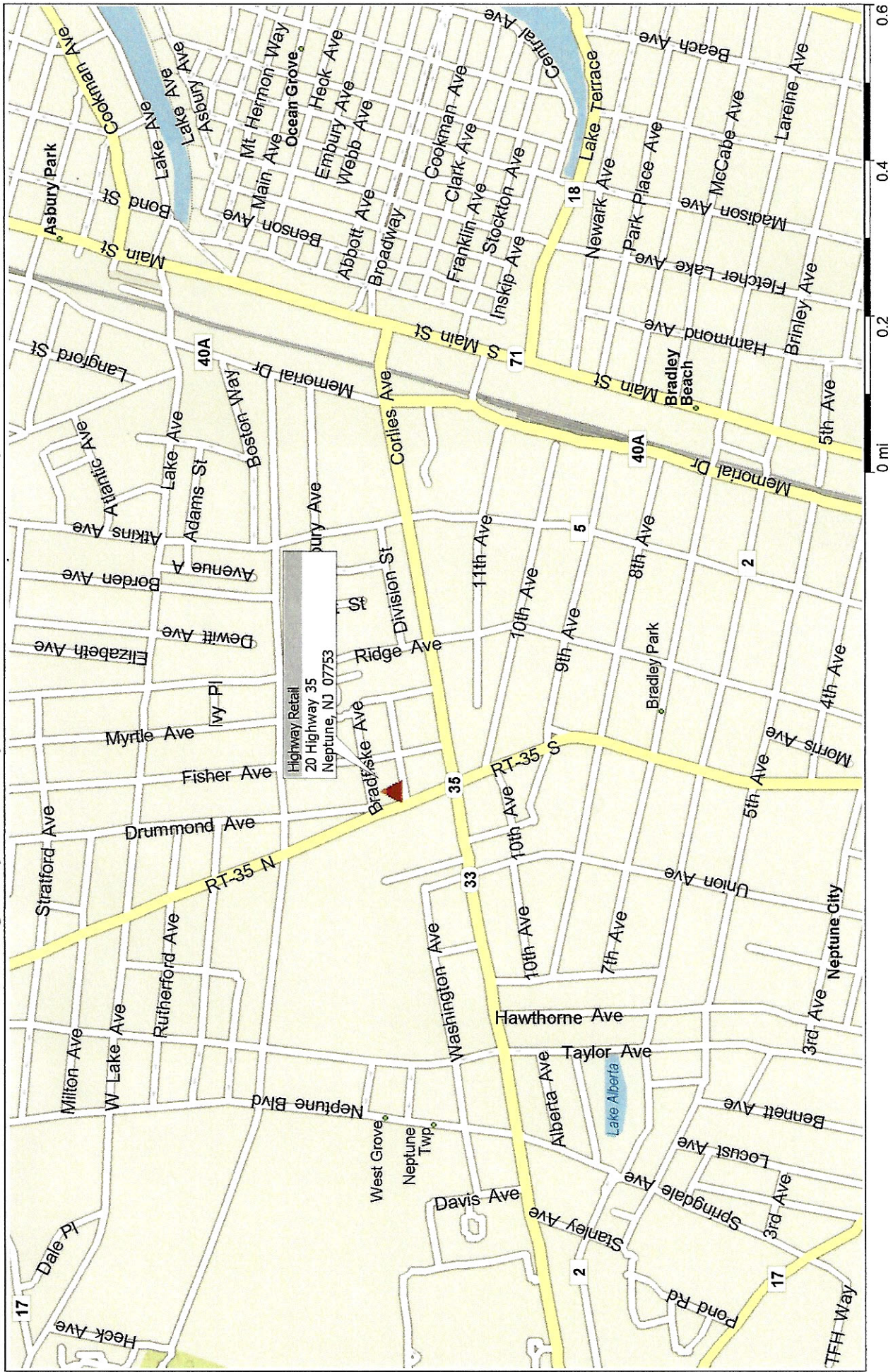




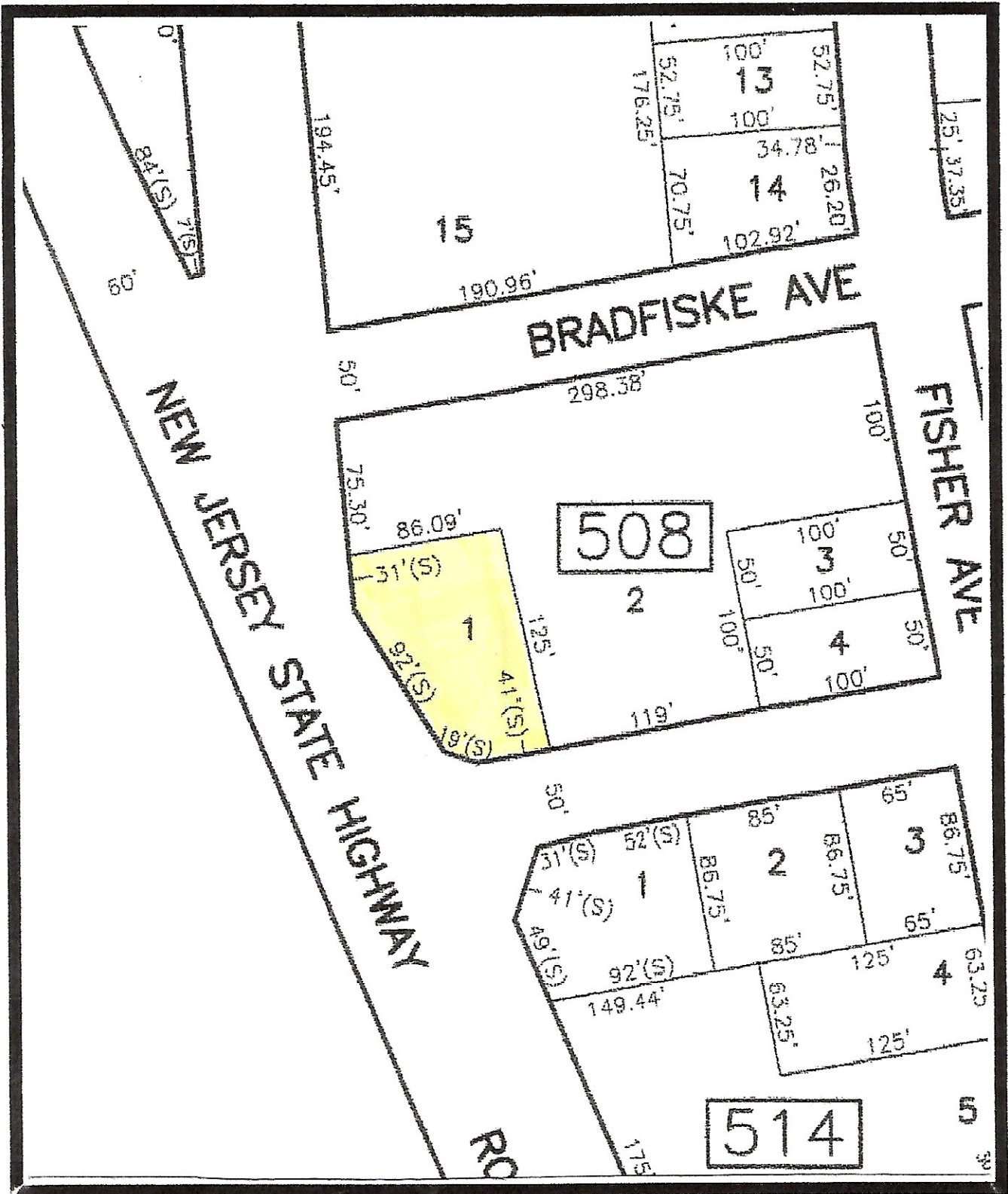
20 Highway 35 ~ Neptune ~ Monmouth County ~ NJ



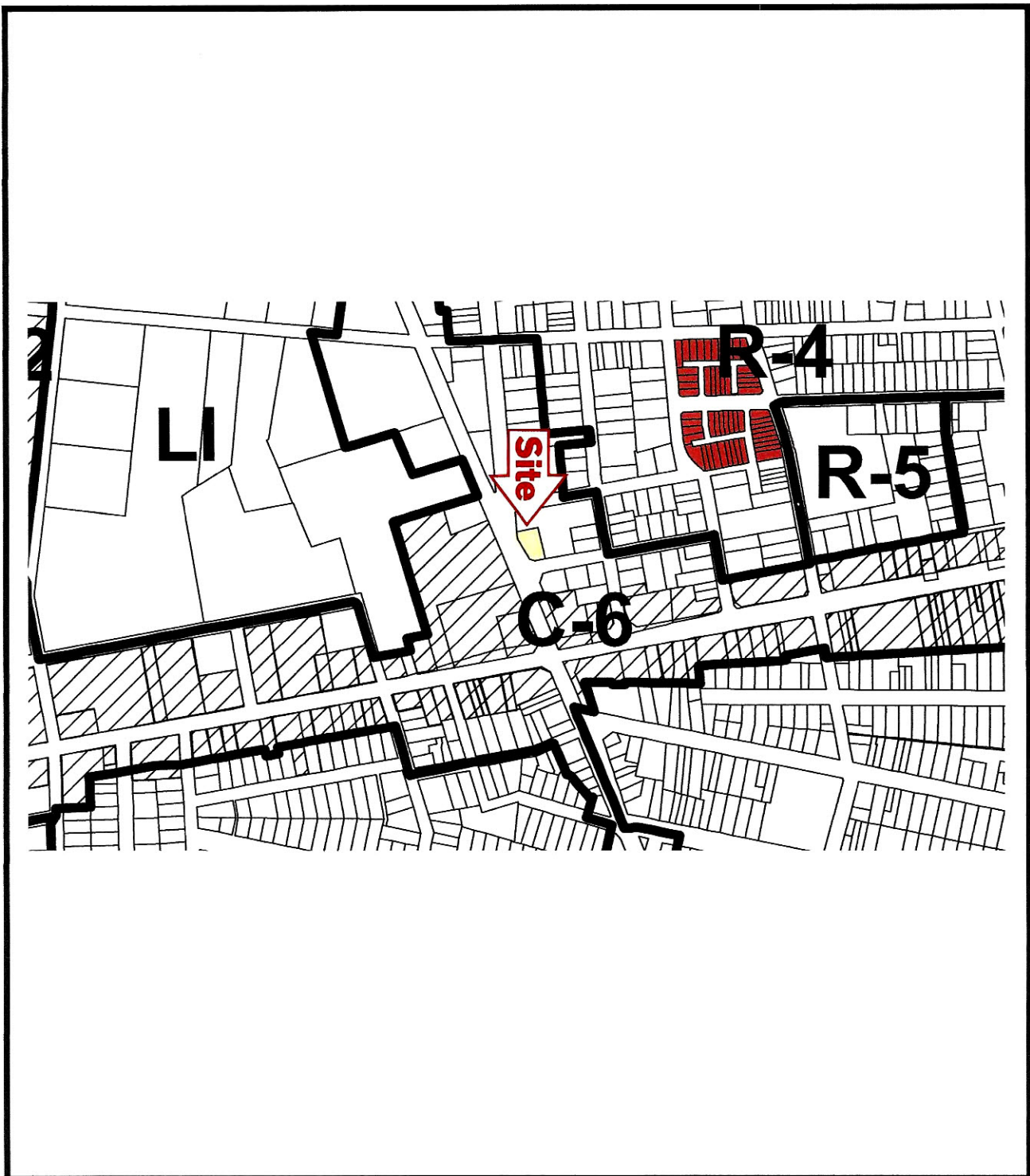
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Tax Map Location



Zoning Map



ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number Of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	0	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	0	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	0	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	0	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	0	90%	95%	3	35	2,100	30

* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

** see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

[NOTE: The previous section has been added per Ordinance No. 03-035]

§ 404.09 C-6 – Route 33 East Commercial

- A. Purpose. The C-6 Zone District provides for business uses appropriate to the Route 33 highway corridor of Neptune Township situated east of Route 18.
- B. Permitted uses.
1. Radio, television & other electronics stores
 2. Computer & software stores
 3. Musical instrument Stores
 4. Music stores (CDs, cassettes, videos, records)
 5. Convenience stores
 6. Retail bakeries
 7. Delicatessens
 8. Butcher shops
 9. Fish & seafood markets
 10. Fruit & vegetable markets
 11. Beer, wine & liquor stores
 12. Pharmacies & drug stores
 13. Cosmetics, beauty supplies & perfume store
 14. Food (health) supplement stores
 15. Health & personal care stores
 16. Family clothing & apparel stores
 17. Lingerie and corset stores
 18. Swimwear stores
 19. Jewelry stores
 20. Shoe stores
 21. Hobby, toy & game stores
 22. Bicycle stores
 23. Sporting goods stores (exluding firearms)

24. Arts & craft shops
25. Family book stores
26. Magazine/newspaper stands
27. Florists / flower shops
28. Gift shops
29. Greeting card stores
30. Office equipment, supplies & stationery stores
31. Pet food & pet supplies stores
32. Pet stores
33. Tobacco shops
34. Art dealers
35. Antique shops
36. Commercial banking
37. Savings institutions
38. Bank
39. Credit unions
40. Consumer lending
41. Real estate credit
42. All other nondepository credit intermediation
43. Financial clearinghouse & reserve activities
44. Investment banking & securities dealing
45. Securities brokerage
46. Direct life Insurance carriers
47. Direct health & medical insurance carriers
48. Insurance agencies & brokerages
49. Claims adjusting
50. All other insurance related activities
51. Offices of real estate agents

52. Offices of real estate appraisers
53. Other activities related to real estate
54. Video tape & disc rental
55. Home health equipment rental
56. Musical instrument rental
57. Private or Public Elementary, Middle or High School
58. Early childhood education center
59. Computer training facility
60. Apprenticeship training
61. Sports & recreation instruction
62. Art, music, dance & martial-arts instruction
63. Offices of physicians (exc mental health)
64. Offices of physicians, mental health
65. Offices of dentists
66. Offices of chiropractors
67. Offices of optometrists
68. Offices of physical, occupational and speech therapists, and audiologists
69. Offices of podiatrists
70. All other outpatient care centers
71. Diagnostic Imaging centers
72. Home health care services
73. Child Care Center
74. Agents, managers for artists & other public entertainers
75. Independent artists, writers & performers
76. Marinas
77. Health and Fitness Club
78. Public Community Centers
79. Public Parks and recreational facilities

80. Community swimming pool, indoor
81. Theater, Motion Picture (indoor)
82. Theater, Performing Arts
83. Civic & social organizations
84. Professional organizations
85. Labor unions & similar labor organizations
86. Drinking places (alcoholic beverages)
87. Food service contractors / catering
88. Full-service restaurants
89. Restaurant
90. Restaurant, take-out
91. Barber & beauty shops, beauty salons & parlors, hairdressers
92. Cosmetic salons & cosmetology services
93. Hotel beauty parlors and beauty shops
94. Manicure salon or nail services
95. Wig grooming service
96. Diet & weight reducing centers
97. Baths (steam, Turkish, vapor, mineral)
98. Depilatory salons (hair removal)
99. Ear piercing services
100. Body piercing services
101. Electrologist's studio
102. Electrolysis studio
103. Massage parlor
104. Scalp treatment
105. Hair replacement
106. Tanning salons
107. Musical instrument repair shop

- 108. Leather goods repair services
- 109. Shoe repair and shoeshine parlors
- 110. Bicycle repair shops
- 111. Locksmiths
- 112. Dry-cleaning & laundry services (excluding coin-op)
- 113. Tailor and mending of garments
- 114. Film developing services, retail
- 115. Pet grooming services
- 116. Offices of lawyers
- 117. Offices of certified public accountants
- 118. Other accounting services
- 119. Architectural services
- 120. Landscape architectural services
- 121. Professional planning services
- 122. Engineering services
- 123. Building inspection services
- 124. Testing laboratories
- 125. Custom computer programming services
- 126. Computer systems design services
- 127. Computer facilities management services
- 128. Other computer related services
- 129. Administration & general management consulting services
- 130. Other scientific & technical consulting services
- 131. Advertising agencies
- 132. Other services related to advertising
- 133. Photography studios & videography services
- 134. Corporate, subsidiary & regional managing office
- 135. Office administrative services

- 136. Private mail centers
- 137. Quick printing
- 138. All other business support services
- 139. Travel agencies
- 140. Investigation and security services
- 141. Security systems services (except locksmiths)
- 142. Municipal facilities
- 143. Fire department facilities
- 144. Public safety facilities
- 145. First aid facilities
- 146. Board of Education facilities
- 147. Frozen specialty food manufacturing
- 148. Newspaper publishers
- 149. Book publishers
- 150. Software publishers
- 151. Film & sound recording studios

C. Conditional uses.

- 1. Restaurant, drive-through
- 2. Public Utility Facility
- 3. Electricity regulating substations

D. Accessory uses.

- 1. Uses customarily incidental and accessory to a principal permitted use
- 2. Outdoor Displays and Sales
- 3. Educational support services
- 4. Recreational clubhouse, concession stand
- 5. Outdoor Dining Facility
- 6. Parking for principal use
- 7. Telephone communication distribution

8. Coaxial cable communication distribution
 9. Emergency services radio communication facilities
 10. Natural gas distribution
 11. Electric power transmission & distribution
 12. Public water supply purveyance & distribution
 13. Sanitary sewer lines
- E. Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern.

[NOTE: The previous section has been added per Ordinance No. 03-035]

§ 404.10 C-7 – Route 35 Commercial

- A. Purpose. The C-7 Zone District provides for business uses appropriate to the Route 35 highway corridor of Neptune Township situated south of the West Lake Avenue Town Commercial Zone.
- B. Permitted uses.
1. Furniture stores
 2. Floor covering stores
 3. Home furnishings stores
 4. Household appliance stores
 5. Radio, television & other electronics stores
 6. Computer & software stores
 7. Musical instrument Stores
 8. Music stores (CDs, cassettes, videos, records)
 9. Hardware stores
 10. Grocery (except convenience) stores
 11. Convenience stores
 12. Retail bakeries
 13. Delicatessens
 14. Butcher shops
 15. Fish & seafood markets

20 Highway 35, Eatontown, NJ 07724, Monmouth County

Demographics

Based on ZIP Code: 07724

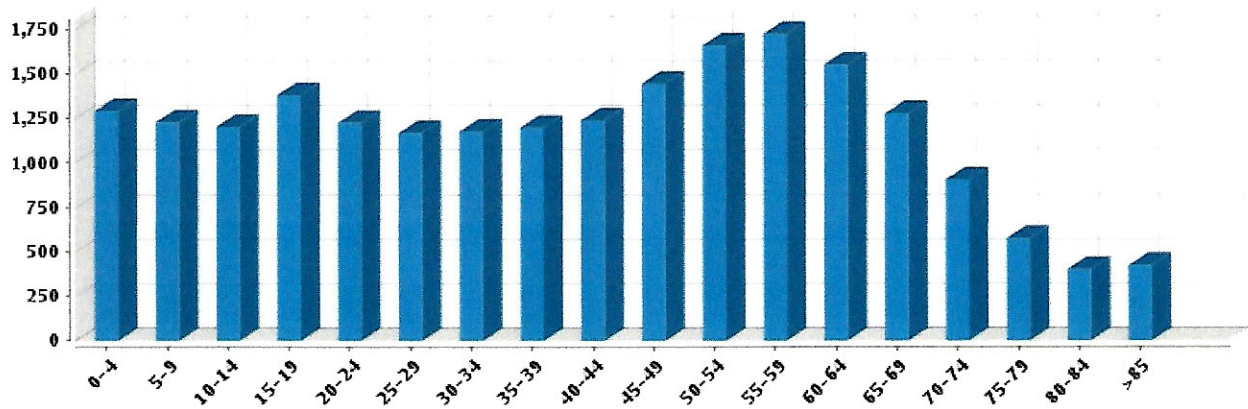
Population Summary

Estimated Population:	21,009
Population Growth (since 2010):	-3.2%
Population Density (ppl / mile):	1,694
Median Age:	42.64

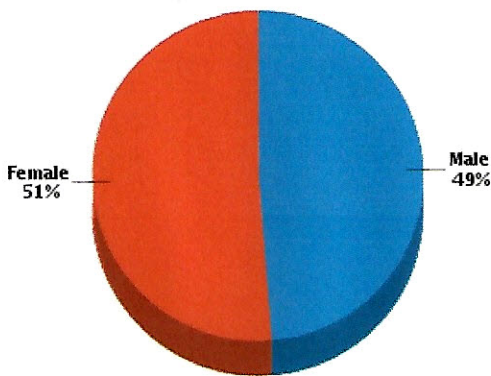
Household

Number of Households:	8,603
Household Size (ppl):	2
Households w/ Children:	2,281

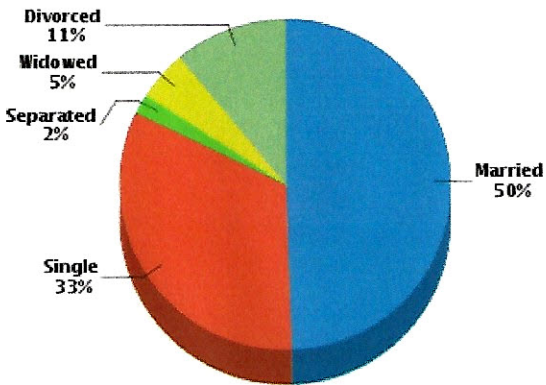
Age



Gender



Marital Status



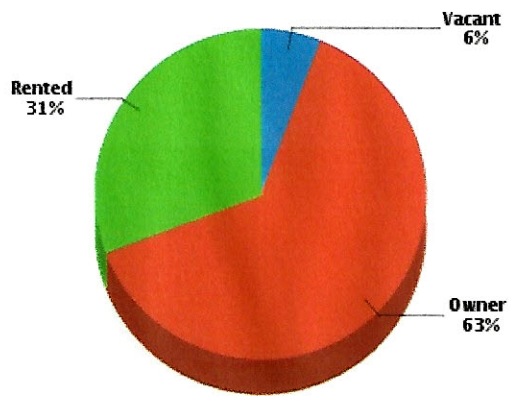
Housing Summary

Median Home Sale Price:	\$310,000
Median Year Built:	1966

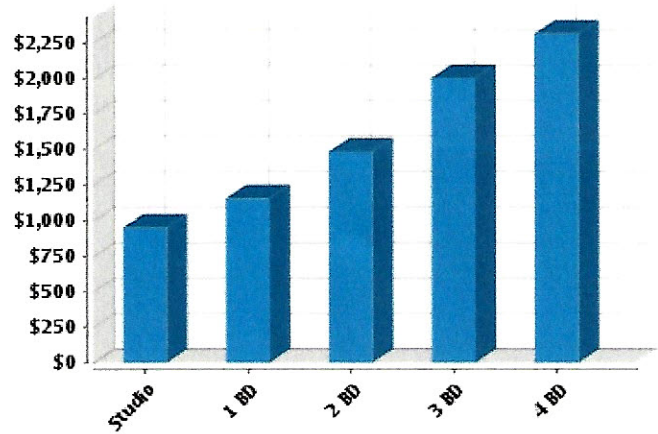
Stability

Data not available

Occupancy



Fair Market Rents (County)

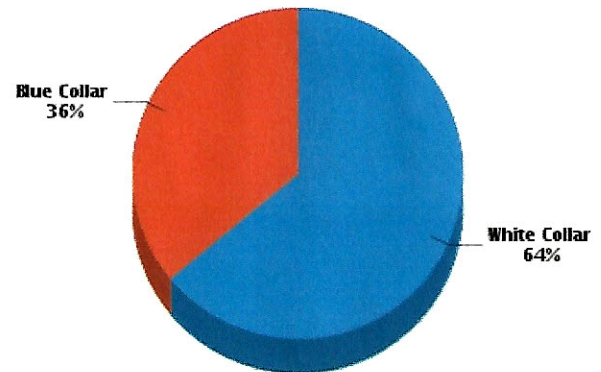


Quality of Life

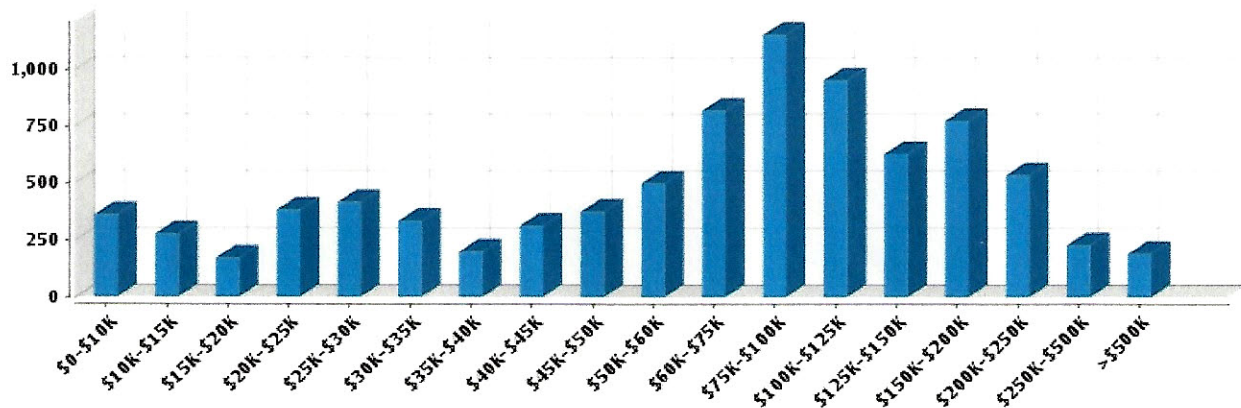
Workers by Industry

Construction:	833
Manufacturing:	1,989
Transportation and Communications:	394
Wholesale Trade:	173
Retail Trade:	5,612
Finance, Insurance and Real Estate:	815
Services:	952
Public Administration:	1,150
Unclassified:	55

Workforce



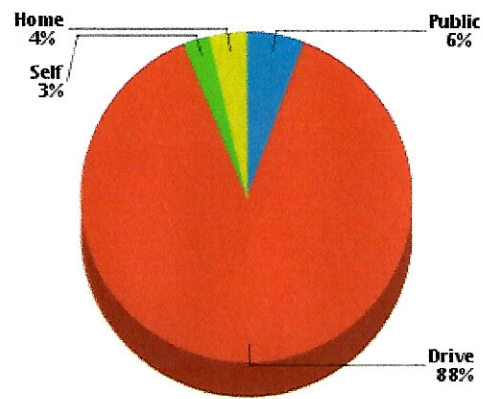
Household Income



Average Household Income: **\$105,185**

Average Per Capita Income: **\$43,514**

Commute Method

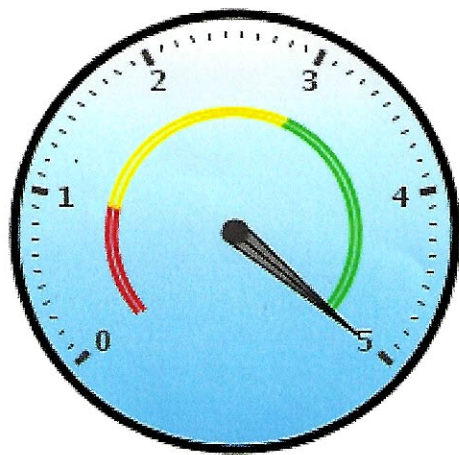


Weather

January High Temp (avg °F):	40.6
January Low Temp (avg °F):	22.8
July High Temp (avg °F):	82.6
July Low Temp (avg °F):	65.5
Annual Precipitation (inches):	48.63

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	446
Some High School:	507
High School Graduate:	3,789
Some College:	2,792
Associate Degree:	1,205
Bachelor's Degree:	3,635
Graduate Degree:	2,316

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.

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